

# DM HALL

# For Sale

Development  
Opportunity

Former Childrens  
Nursery Site

Park Street,  
Coatbridge,  
ML5 3LY



0.18 Hectares  
(0.468 Acres)

# Property Details

- Central location within Coatbridge
- Attractive locality within a mixed commercial and residential area.
- Potential for Development, subject to consent.
- Offers Over £100,000.

## LOCATION

The subjects offered for sale are located within the town of Coatbridge in North Lanarkshire. Coatbridge, forming part of the Greater Glasgow metropolitan area, has a population of approximately 43,000 and lies around 9 miles east of Glasgow city centre. The town is strategically positioned close to both the M8 and M73 motorways, offering convenient road access to Glasgow, Edinburgh, and beyond.

Coatbridge is well-served by public transport, with multiple railway stations including Coatbridge Sunnyside, Coatdyke, and Whifflet providing direct links to Glasgow Queen Street and other key destinations. A number of bus routes also operate within the town, enhancing connectivity across the wider region.

The surrounding area comprises a mix of residential, commercial, and educational facilities.

Local amenities are plentiful and the town is also home to several primary and secondary schools, as well as Coatbridge College, which forms part of New College Lanarkshire, which lies directly opposite the site.

## DESCRIPTION

The development site on Park Street, is located at its junction with Kildonan Street and comprises a former children's nursery site, which has since been demolished.

The cleared site is a regular shape, with mixed gradient levels with a hard core finish parcel of land and extend to 0.18 hectares (0.468 acres), or thereby and is fenced on all sides.



# Property Details

## PLANNING/DEVELOPMENT

Within the North Lanarkshire Local Plan the site is located within an area zoned as a general urban and may be suitable for commercial or residential development, subject to consent.

Further enquiries should be directed to North Lanarkshire Council on 01236 632487

## PRICE

Offers over £100,000 for our client's heritable interest in the site.

## LEGAL COSTS

Each party will be responsible for paying their own legal costs incurred in this transaction.

## VAT

All prices quoted are exclusive of VAT which may be chargeable.

## VIEWING ARRANGEMENTS

Strictly by contacting the sole selling/letting agents.

## ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

## Make an enquiry

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**DM HALL**



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